

THE CITY OF SAN DIEGO, CALIFORNIA
MINUTES FOR REGULAR COUNCIL MEETING
OF

TUESDAY, MAY 9, 1989
AT 9:00 A.M.

IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Deputy Mayor McCarty at 10:35 a.m. The meeting was recessed by Deputy Mayor McCarty at 11:28 a.m. to reconvene at 2:00 p.m.

The meeting was reconvened by Deputy Mayor McCarty at 2:08 p.m. with Mayor O'Connor and Council Members Henderson and Filner not present. Deputy Mayor McCarty adjourned the meeting at 3:17 p.m.

ATTENDANCE DURING THE MEETING:

(M) Mayor O'Connor-excused by R-273512
(vacation)

- (1) Council Member Wolfsheimer-present
 - (2) Council Member Roberts-present
 - (3) Council Member McColl-present
 - (4) Council Member Pratt-present
 - (5) Council Member Struiksma-present
 - (6) Council Member Henderson-present
 - (7) Council Member McCarty-present
 - (8) Council Member Filner-present
- Clerk-Abdelnour;Fishkin (eb,jb)

19890509

FILE LOCATION: MINUTES

ITEM-300: ROLL CALL

Clerk Abdelnour called the roll:

- (M) Mayor O'Connor-not present
- (1) Council Member Wolfsheimer-present
 - (2) Council Member Roberts-present
 - (3) Council Member McColl-present
 - (4) Council Member Pratt-present
 - (5) Council Member Struiksma-present
 - (6) Council Member Henderson-present
 - (7) Council Member McCarty-present
 - (8) Council Member Filner-present

May-9-1989

ITEM-310: WELCOMED

Welcoming 28 students from Knox Elementary School, who will attend this meeting accompanied by their teacher Kathleen Stark. This group will arrive at approximately 10:30 a.m.

(District-4.)

FILE LOCATION: MEET RUTHFILE

COUNCIL ACTION: (Tape location: A547-564.)

COUNCIL MEMBER PRATT WELCOMED THE GROUP.

ITEM-330: CONTINUED TO MAY 23, 1989, 10:00 A.M.

The following project (Crosstown/B Club Suites) is subject to City Council review according to the provisions of the Centre City Emergency Ordinance and Overlay Zones. The project is a proposed 15 story apartment tower containing 153 units with five levels of parking (one below grade) and 5,285 square feet of retail located on the west side of Eleventh Avenue between B and C Streets. The project requires a variance from the permitted FAR (Floor Area Ratio) of 10.0 to 10.37. The subject property is more particularly described as Lots J, K and L, Block 23, Horton's Addition, in the Centre City Overlay Zone. (Case-89-0156. District-8.)

Subitem-A: (R-89-1943)

Adoption of a Resolution certifying that the information contained in Environmental Negative Declaration END-89-0156 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said declaration has been reviewed and considered by the Council.

Subitem-B: (R-89-1942)

Adoption of a Resolution approving the project.

PLANNING DEPARTMENT SUPPORTING INFORMATION:

The proposed project is a 15 story apartment tower, containing 153 units (88 studios and 64 one bedroom) with five levels of parking, one below grade and 5,285 square feet of commercial at street level. The project is in the core area of Centre City, and according to the Emergency Ordinance has an FAR of 10.0 and height governed by the Airport Approach Overlay Zone. The project has an FAR of 10.37 and is 158 feet in height.

The project has been reviewed according to the Centre City Overlay Zone.

Vehicular Access - Maximum linear feet of curb cut is indicated

at 42 feet where 30 is permitted. A maximum curb cut for one-way traffic is 12 feet.

Parking - Parking facilities with three or more levels of above-grade parking shall be contained within the structure and architecturally enclosed. The openings for garage ventilation are recessed and covered with grill work.

Street Level Development - Both the B and Eleventh Street frontages surpass the 40 percent requirement for ground floor activity. Fifty-nine percent of B street is devoted to commercial use and see-thru glass windows while close to seventy-five percent of Eleventh Street is in commercial space use or lobby area for the residential tower.

FAR - The amount of FAR .37 that exceeds the permitted 10.0 is approximately 5,500 square feet. In terms of the desired overall goal of developing residential in Centre City, this square footage appears to be very minimal. The proposed improvement will fulfill an individual and or community need and will not adversely affect the conditions that have been applied, will not be detrimental to the health, safety and general welfare of persons residing or working in the area; and will meet the purpose and intent of this ordinance.

Signage - A comprehensive sign plan will be required.

Rooftops - All mechanical equipment shall be screened.

Public Right-of-Way - The project cost will exceed \$250,000, therefore, certain ROW improvements are required including decorative lights, street trees and upgraded sidewalks.

The Planning Department recommends approval subject to installment of public right-of-way improvements, submittal of sign plan and review by the City Engineer.

FILE LOCATION:

Subitems A and B PERM-Centre City Planned

Dist. Permits - Case-89-0156

COUNCIL ACTION: (Tape location: A035-537.)

Hearing began 10:35 a.m. and halted 11:11 a.m.

Motion by Filner to return the matter back to the Planning Department for a written report from the City Architect, for a model from the applicants, and any design alternatives. Second by Henderson. Failed by the following vote: Yeas-1,4,6,8.

Nays-2,3,5,7. Not present-M.

MOTION BY ROBERTS TO CONTINUE TO MAY 23, 1989, 10:00 A.M. FOR A REPORT FROM THE CITY ARCHITECT AND FOR THE MAYOR TO BE PRESENT.

Second by Struiksma. Passed by the following vote:

Wolfsheimer-yea, Roberts-yea, McColl-yea, Pratt-yea,

Struiksma-yea, Henderson-yea, McCarty-nay, Filner-yea, Mayor

O'Connor-not present.

ITEM-331: (R-89-2102) ADOPTED AS RESOLUTION R-273437

The City Council will review and acknowledge development of a General Post Office site in the Carmel Mountain Ranch Community. The future construction of this facility will total approximately 570,000 square feet on a 48-acre site generally located south of Camino del Mar, east of Rancho Carmel Drive, west of Carmel Mountain Road and north of the intersection of Rancho Carmel Drive and Carmel Mountain Road in the Carmel Mountain Ranch Community.

(District-1.)

Adoption of a Resolution acknowledging development of a General Post Office site in the Carmel Mountain Ranch Community.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: A564-B154.)

Hearing began 11:12 a.m. and halted 11:26 a.m.

Testimony in opposition by Susanne Stock and Marie Kron.

MOTION BY WOLFSHEIMER TO ADOPT. Second by Roberts. Passed by the following vote: Wolfsheimer-yea, Roberts-yea, McColl-yea, Pratt-yea, Struiksma-yea, Henderson-not present, McCarty-yea, Filner-yea, Mayor O'Connor-not present.

ITEM-332: (R-89-2104) ADOPTED AS RESOLUTION R-273438

Proposal to amend The Progress Guide and General Plan, amending the General Plan Map to reflect the following recently approved plans and reorganizations.

1. Scripps Miramar Ranch (County Island) Annexation effective November 7, 1988; approved May 9, 1988, by Resolution R-270935, EIR-85-0100 and EIR-84-0744 certified by Resolution R-270934.
2. Carmel Mountain Ranch Community Plan amended January 5, 1988, by Resolution R-270090, END-87-0300 certified by Resolution R-270089.
3. Golden Hill Community Plan adopted April 5, 1988, by Resolution R-270679, END-86-0825 certified by Resolution R-270678.
4. Linda Vista Community Plan amended December 1, 1987, by Resolution R-269891, END-87-0487 certified by Resolution R-269890.
5. Mid-City Community Plan amended October 25, 1988, by Resolution R-272200 and R-272201, (EQD Exempt, Case-88-0457).

6. Mira Mesa Community Plan amended January 5, 1988, by Resolution R-270078, END-87-0889 certified by Resolution R-270079.
7. Mira Mesa Community Plan amended January 5, 1988, by Resolution R-270077, END-87-0889 certified by Resolution R-270079.
8. Mira Mesa Community Plan amended January 5, 1988, by Resolution R-270081, EIR-86-0969 certified by Resolution R-270080.
9. Mira Mesa Community Plan amended January 5, 1988, by Resolution R-270083, EIR-87-0122 certified by Resolution R-270084.
10. Mira Mesa Community Plan amended January 5, 1988, by Resolution R-270086, EIR-87-0163 certified by Resolution R-270087.
11. Mira Mesa Community Plan amended April 12, 1988, by Resolution R-270730, EIR-84-0667 certified by Resolution R-270726.
12. North City West Community Plan amended March 22, 1988, by Resolution R-270598, EIR-86-0875, EIR-87-0228 and EIR-87-0769 certified by Resolution R-270597.
13. Ocean Beach Community Plan amended August 2, 1988, by Resolution R-271582 (EQD Exempt).
14. Otay Mesa Community Plan amended May 10, 1988, by Resolution R-270954, EIR-87-0218 certified by Resolution R-270948.
15. Otay Mesa-Nestor Community Plan amended August 2, 1988, by Resolution R-271584 (EQD Exempt).
16. Pacific Beach Community Plan amended November 17, 1987, by Resolution R-269751, END-87-0452 certified by Resolution R-269749.
17. Rancho Bernardo Community Plan amended December 13, 1988, by Resolution R-272586, END-88-0321 certified by Resolution R-272585.
18. Serra Mesa Community Plan amended February 9, 1988, by Resolution R-270335, EIR-86-0509 certified by Resolution R-270332.
19. Tierrasanta Community Plan amended December 8, 1987, by Resolution R-269977, EIR-87-0620 certified by Resolution R-269976.
20. Uptown Community Plan amended February 2, 1988, by Resolution R-270273, EIR-87-0625 certified by Resolution R-270272.
(City-Wide.)
Adoption of a Resolution amending the General Plan to

reflect planning actions previously approved by the Council
between November 1, 1987 and December 31, 1988.

FILE LOCATION: LAND Progress Guide and General Plan

COUNCIL ACTION: (Tape location: B158-165.)

Hearing began 11:27 a.m. and halted 11:28 a.m.

MOTION BY ROBERTS TO ADOPT. Second by Struiksma. Passed by the
following vote: Wolfsheimer-yea, Roberts-yea, McColl-yea,
Pratt-yea, Struiksma-yea, Henderson-not present, McCarty-yea,
Filner-yea, Mayor O'Connor-not present.

ITEM-333: CONTINUED TO MAY 23, 1989, AT 2:00 P.M.

Five actions relative to the Calle Cristobal Assessment
District No. 4013 (1913 Improvement Act):
(Mira Mesa Community Area. District-5.)

Subitem-A: (R-89-2038) --

Ordering changes and modifications in the Engineer's Report
in a Special Assessment District.

Subitem-B: (R-89-2039) --

Authorizing the City Manager to enter into agreements.

Subitem-C: (R-89-2111) --

Approving the contract for ownership of improvements.

Subitem-D: (R-89-2040) --

Confirming the assessment, ordering the improvements made,
together with appurtenances, and approving the Engineer's
Report.

Subitem-E: (R-89-2041) --

Authorizing certain assessment district bonds to be sold at
a public sale and directing a call for sealed bids.

FILE LOCATION: STRT D-2258

COUNCIL ACTION: (Tape location: C051-058.)

MOTION BY STRUIKSMA TO CONTINUE TO MAY 23, 1989, AT CITY MANAGER
LOCKWOOD'S REQUEST. Second by McColl. Passed by the following
vote: Wolfsheimer-yea, Roberts-yea, McColl-yea, Pratt-yea,
Struiksma-yea, Henderson-yea, McCarty-yea, Filner-yea, Mayor
O'Connor-not present.

ITEM-334: (R-89-2243) ADOPTED AS RESOLUTION R-273439,
ABANDONING THE PROJECT

Four actions relative to the Tierrasanta Norte Assessment

District No. 4035 (1913 Improvement Act):
(Tierrasanta Community Area. District-7.)

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Subitem-A: (R-89-2053) PROCEEDINGS ABANDONED

Approving and providing for a contribution to pay certain costs and expenses in the Tierrasanta Norte Assessment District.

Subitem-B: (R-89-2054) PROCEEDINGS ABANDONED

Approving contracts for the ownership of improvements.

Subitem-C: (R-89-2056) PROCEEDINGS ABANDONED

Confirming the assessment, ordering the improvements made, together with appurtenances, and approving the Engineer's Report.

Subitem-D: (R-89-2055) PROCEEDINGS ABANDONED

Authorizing certain assessment district bonds to be sold at a public sale and directing a call for sealed bids.

FILE LOCATION: STRT D-2274

COUNCIL ACTION: (Tape location: C059-121.)

Hearing began at 2:12 p.m. and halted at 2:17 p.m.

MOTION BY STRUIKSMA TO ABANDON THE PROJECT. Second by McColl.

Passed by the following vote: Wolfsheimer-yea, Roberts-yea, McColl-yea, Pratt-yea, Struiksma-yea, Henderson-yea, McCarty-yea, Filner-yea, Mayor O'Connor-not present.

ITEM-335: (Continued from the meeting of April 25, 1989, Item 334, at Council Member Roberts' request, to refer to the City Architect for a redesign to be brought back to Council.)

Appeals of Ewart W. and Sherrilyn Ann Goodwin, Hubert B. and Margaret Price, David M. and Nancy L. Nenow, Loren R. and Kirsten E. Rindal, Dr. Mark and Judith Green and 31 other petitioners, from the decision of the Planning Commission in upholding the Planning Director's decision granting Hillside Review Permit/Resource Protection Overlay Zone Permit HRP/RPZ-88-1016, proposing to construct a two-story, 4,400 square-foot single family home on a vacant lot, in Zone R1-5000, in the Uptown Community Plan area. The subject property (approximately 0.2 acres) is located at 4370 Arcadia Drive, north of Avalon Drive, east of

Jackdaw Street, south of I-8 and west of Hawk Street, and is further described as Lot 33, Avalon Heights, Map-1600. (HRP/RPZ-88-1016. District-2.)

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Subitem-A: (R-89-2363) ADOPTED AS RESOLUTION R-273440

Adoption of a Resolution certifying that the information contained in Environmental Negative Declaration END-88-1016 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said declaration has been reviewed and considered by the Council.

Subitem-B: (R-89-2364) ADOPTED AS RESOLUTION R-273441,
DENIED APPEAL, GRANTED PERMIT AS
AMENDED

Adoption of a Resolution granting or denying the appeal and granting or denying the permits, with appropriate findings to support Council action.

FILE LOCATION: PERM - HRP-88-1016 & RPZ-88-1016

COUNCIL ACTION: (Tape location: C122-520.)

Hearing began at 2:18 p.m. and halted at 2:45 p.m.

Testimony in favor of the appeal by Judith Green, T. A.

Shumaker, Dave Nenow, Kirsten Rindal and Chip Goodwin.

Testimony in opposition to the appeal by Mark Fehlman.

MOTION BY ROBERTS TO ADOPT SUBITEM A AND SUBITEM B, DENYING THE APPEAL AND GRANTING THE PERMIT AS AMENDED WITH THE THREE ADDITIONAL CONDITIONS AS FOLLOW: 1) ELIMINATION OF THE WINDOWS ON THE EAST WALL OF THE BEDROOM; 2) INCLUSION OF A BACK-UP AREA; AND 3) TWO ADDITIONAL PARKING SPACES. THESE CHANGES WILL REFLECT THE ELIMINATION OF 609 SQ. FT. Second by Henderson.

Passed by the following vote: Wolfsheimer-yea, Roberts-yea, McColl-yea, Pratt-yea, Struiksma-yea, Henderson-yea, McCarty-yea, Filner-not present, Mayor O'Connor-not present.

ITEM-336:

(Continued from the meetings of April 11, 1989, Item 338 and April 25, 1989, Item 337; last continued at Council Member Pratt's request, to allow staff to present the plan with changes to the Community Planning Group.) Appeals of Arthur R. Taylor and Robert Ferrez from the decision of the Planning Commission in approving Tentative Map TM-88-0460 (Glencoe Heights), proposing an 18-lot

subdivision of a 2.70-acre site for single family and duplex development. The subject property is located on the east side of Glencoe Street between Helm and Calvocado Streets and is further described as a portion of Lot 826 of Lomita Village, Map-2998 and a portion of Lot 22 of Moody's South Addition, Map-1290, in Zones R1-5000 and R-3000, in the Skyline-Paradise Hills Community Plan area. (TM-88-0460. District-4.)

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Subitem-A: (R-89-2361) ADOPTED AS RESOLUTION R-273442

Adoption of a Resolution certifying that the information contained in Environmental Negative Declaration END-88-0460 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said declaration has been reviewed and considered by the Council.

Subitem-B: (R-89-2362) ADOPTED AS RESOLUTION R-273443,
DENIED APPEAL, GRANTED MAP AS
AMENDED

Adoption of a Resolution granting or denying the appeal and granting or denying the map, with appropriate findings to support Council action.

FILE LOCATION: SUBD - Glencoe Heights

COUNCIL ACTION: (Tape location: C522-D350.)

Hearing began at 2:45 p.m. and halted at 3:16 p.m.

Testimony in favor of the appeal by Robert Ferrez, Mike Meyer and Brian Cochran.

Testimony in opposition to the appeal by Hewette Stone and Andy Lambert.

MOTION BY PRATT TO ADOPT SUBITEM A AND SUBITEM B, DENYING THE APPEAL AND GRANTING THE MAP AS AMENDED WITH THE CONDITIONS AGREED TO BY STAFF, THE COMMUNITY AND DEVELOPERS. Second by Roberts. Passed by the following vote: Wolfsheimer-yea, Roberts-yea, McColl-yea, Pratt-yea, Struiksmay-yea, Henderson-yea, McCarty-yea, Filner-yea, Mayor O'Connor-not present.

NON-DOCKET ITEMS:

None.

ADJOURNMENT:

By common consent, the meeting was adjourned by Deputy

Mayor McCarty at 3:17 p.m.

FILE LOCATION: MINUTES

COUNCIL ACTION: (Tape location: D355).

COUNCIL COMMENT:

ITEM-CC-1: PRESENTED

A Mayor's Proclamation presented to Linda Taylor-Collins, proclaiming May, 1989 as "Better Hearing and Speech Month" in the city of San Diego.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Tape location: C010-050.)

PUBLIC COMMENT:

None.

ADJOURNMENT:

By common consent, the meeting was adjourned by Deputy Mayor McCarty at 3:17 p.m.

FILE LOCATION: MINUTES

COUNCIL ACTION: (Tape location: D355).